



**CITY OF SUNNYVALE
REPORT
Planning Commission**

March 13, 2006

SUBJECT: **2006-0017:** Application for a on a 9,920 square-foot site located at **1391 Ramon Drive** (near Elizabeth Way) in an R-1 (Low-Density Residential) Zoning District.

Motion Design Review to allow demolition of an existing home and construction of a new two-story house totaling 4,461 square feet where 4,050 square feet may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions 1-story Single Family House

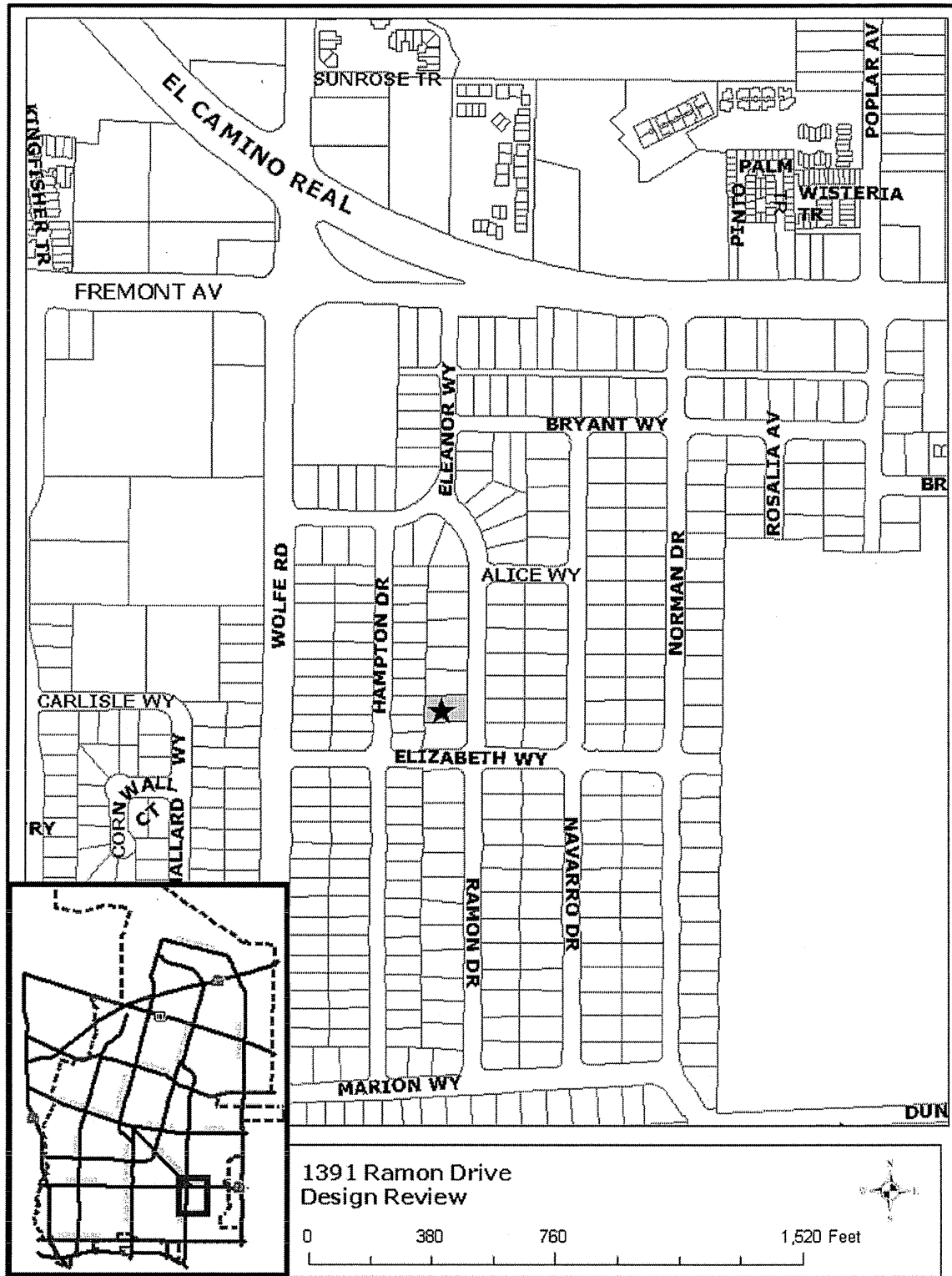
Surrounding Land Uses

North	Single Family House
South	Single Family House
East	Single Family House
West	Single Family House

Issues Compatibility, Aesthetics

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-1	Same	R-1
Lot Size (s.f.)	9,920	Same	8,000 min.
Gross Floor Area (s.f.)	Approx. 2,440	4,911	4,050 max. without PC review
Lot Coverage (%)	24.6%	32.2%	40% max.
Floor Area Ratio (FAR)	24.6%	49.5%	45% max. without PC review
Building Height (ft.)	Approx. 12	27	30 max.
No. of Stories	1	2	2 max.
Setbacks (Facing Property)			
Front (ft.)		1 st -story: 20' 0" 2 nd -story: 28' 0"	1 st -story: 20 min. 2 nd -story: 25 min.
Left Side (ft.)		1 st -story: 9' 0" (15' total) 2 nd -story: 12' 2" (24' 6" total)	1 st -story: 4 side min. (12 total min.) 2 nd -story: 7 side min. (18 total min.)
Right Side (ft.)		1 st -story: 6' 0" (15' total) 2 nd -story: 12' 4" (24' 6" total)	1 st -story: 4 side min. (12 total min.) 2 nd -story: 7 side min. (18 total min.)
Rear (ft.)		1 st -story: 4' 10" 2 nd -story: 4' 10"	1 st -story: 10 min. 2 nd -story: 20 min.
Parking			
Total Spaces	2	4	4 min.
Covered Spaces	1	2	2 min.

ANALYSIS**Description of Proposed Project**

The proposed project is for a new 4,911 square foot two-story home which results in a total floor area ratio (FAR) of 49.5%. The proposal includes demolition of the existing home. All proposed new homes or additions that exceed 45% FAR or 4,050 square feet require the approval of the Planning Commission.

Background

The site is located in the Raynor Park area that was re-zoned from R-0 to R-1 on January 9, 1996. There are no other previous planning applications related to this site.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include the demolition and construction of new single family homes.

Design Review

Site Layout: The property is located on the west side of Ramon Drive, just north of the intersection with Elizabeth Way. The neighboring area is in a period of transition from small bungalow-type homes to larger homes with a more dominant street presence.

The following table shows the size and density of neighboring homes along Ramon Drive.

Property Address	Stories	Floor Area	Lot Area	FAR
<i>West side of street</i>				
1373 Ramon	1	2,548	9,920	25.7%
1379 Ramon	1	1,300	9,920	13.1%
1385 Ramon (approved 11/29/89)	2	3,632	9,920	36.6%
1391 Ramon (proposed, subject site)	2	4,911	9,920	49.5%
1397 Ramon	1	1,214	10,604	11.4%
1411 Ramon (approved 7/2/98)	2	4,989	12,314	40.5%
1417 Ramon	1	2,031	9,300	21.8%
<i>East side of street</i>				
1376 Ramon	1	1,016	9,176	11.1%
1382 Ramon (approved 11/28/05)	2	4,301	9,176	46.9%
1386 Ramon	1	1,219	9,176	13.3%
1392 Ramon	1	2,092	9,176	22.8%
1398 Ramon	1	1,219	9,090	13.4%
1410 Ramon	1	2,028	10,082	20.1%
1416 Ramon (approved 8/28/02)	2	4,042	9,300	43.5%

The site currently consists of a one-story home with a shed in the rear yard. The applicant proposes to demolish the existing structures and construct a two-story house with an attached garage. The proposed home is 3,839 square feet with a 1,072 square foot garage. While large, the proposed structure meets all Code requirements, including setback requirements.

The proposed home has 5 bedrooms (including a den), a kitchen, family room, living room, and large 2-car garage with workshop space in the rear. The large appearance of the home is due in part by the double-volume space, which adds bulk but not floor area, above the first-floor family room and foyer. They do not have floor space above them and are open to the second floor. While this enables the project to meet the Single Family Home Design Guideline of the second floor not exceeding the first floor (including the garage area) of 35%, it does not meet this guideline in appearance. Staff recommends reducing the second-story floor area to better meet the intent of the design guideline (see Attachment B, Condition of Approval 1.G).

A solar study was not required for this site as there is an existing two-story house located to the north of the site, which is the one that would be impacted by the proposed structure.

There is one protected tree located in the front yard of the property and two protected trees located on the neighboring sites to the south and west of the property that would likely be impacted by construction on the site. Staff is proposing a tree protection plan to protect the tree located in the front yard of the subject site and the large trees located on the neighboring properties to the south and west of the site as their canopies extend over the property line and their root system is likely to be impacted by construction on the subject site (see Attachment B, Condition of Approval 5).

Architecture: The existing residence is a one-story bungalow style home. The proposed design would result in a more contemporary look, with a covered entryway, a hipped roof line, and a stucco finish.

A covered patio with a continuing roofline is located in the rear of the house, providing the appearance of additional living area.

The front and rear elevations provide a large amount of window space, with window molding provided for a balanced appearance. Staff is recommending that the molding be of a thicker wood material and that the window molding be required for all windows in the front and on both sides of the house, and on the second-story rear windows. As the applicant expressed concern with the cost of the molding, staff does not object to offering some flexibility on the amount

and type of molding for the first-story rear of the house, as long as it provides a compatible appearance with the other window molding.

To address privacy concerns, staff recommends that the one standard-sized second-story bedroom window located on the south side of the house be modified to either a clerestory window or to have obscured glass.

Parking: The site provides for two covered and two uncovered parking spaces, with a deep garage providing additional utility space for storage or a workshop area.

Compliance with Development Standards/Guidelines: The proposed project meets all development standards. Per standard Code requirements, the applicant will be expected to underground all utilities.

Expected Impact on the Surroundings: The proposed design will have a minor aesthetic impact on the neighboring properties due to the increase in bulk and scale. Staff recommends reducing the size of the second story to reduce this impact. The second story windows may result in a minor impact on the privacy of the neighboring properties; however, the modification to the second story bedroom window provides the standard accommodation to address privacy issues.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

No letters were received from members of the public regarding the proposed development.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 12 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

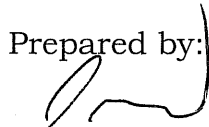
Alternatives

1. Approve the Special Development Permit with attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

Recommendation

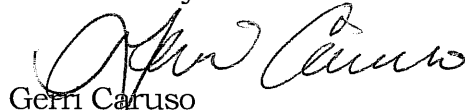
Alternative 1.

Prepared by:



Jamie McLeod
Project Planner

Reviewed by:



Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principles	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The home is in line with the prevailing home orientations and entry patterns along Ramon.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood</i>	The proposed addition would result in a bulkier appearance; however, it is not out of character for the recently approved homes in this transitioning neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	While notably larger than the neighbor to the south, the proposed house will be compatible with the existing home to the north of the site.
<i>2.2.4 Minimize the visual impacts of parking</i>	The standard two covered and two uncovered parking spaces are provided.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping</i>	The proposed materials will be compatible with the more recently constructed home to the north of the site, and the proposed conditions include protection measures for the existing front yard tree.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant has proposed quality materials for construction, and the project has been conditioned to include wood window molding.
<i>2.2.7 Preserve mature landscaping</i>	No protected trees are planned to be removed as part of this project. The project includes a proposed condition for a tree protection plan during construction to protect the existing large tree on the site and two large trees on adjacent sites that may be impacted by the construction. The project includes removal of four smaller trees located in the rear yard.

Recommended Conditions of Approval – Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project. Building Permit plans shall be accompanied by an annotated set of the conditions of approval indicating how the project complies with each condition.
- C. The Special Development Permit shall be null and void one year from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- D. To address storm water runoff pollution prevention issues, downspouts shall be routed to landscaped areas.
- E. Modify the standard-sized second-story bedroom window located on the south side of the house to either a clerestory window or to opaque glass to address privacy concerns.
- F. Window molding shall be required for all windows in the front and on both sides of the house, and on the second-story rear windows. The applicant may chose to provide a modified molding around first-story windows in the rear of the house if the appearance matches all other required molding. All window molding shall be of a thicker natural wood material. The proposed molding shall be approved by the Director of Community Development prior to issuance of Building Permits.
- G. Reduce the second story floor area to meet the intent of the Single Family Home Design Guideline of the second floor not exceeding the first floor (including the garage area) of 35%. The revised plans are

subject to review and approval of the Director of Community Development prior to issuance of a building permit.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements.
- B. Obtain approval from the Fire Division of Public Safety Department for installation of a fully automatic fire sprinkler system and approved smoke detectors prior to issuance of a Building Permit.

3. ACCESSORY LIVING UNIT

- A. This approval does not include an Accessory Living Unit. Any future proposed Accessory Living Unit shall require a separate review process, as noted in SMC 19.68, and may result in additional conditions being established for the property.

4. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
- B. Roof material shall be 50-year dimensional composition shingle, or of similar quality and dimension as approved by the Director of Community Development.

5. TREE PRESERVATION

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- B. The tree protection plan shall include protecting the tree located in the front yard of the subject site, and the protected trees located on the neighboring properties to the south and west of the site.
- C. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged for subject site and for neighboring sites.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum, provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- E. The tree protection plan shall remain in place for the duration of construction.

6. FEEs

- A. Pay School Impact fee prior to issuance of a Building Permit.

7. UNDERGROUND UTILITIES

- A. All proposed utilities, including services drops, shall be undergrounded.
- B. In lieu of underground off-site utilities, a waiver of undergrounding agreement may be submitted that shall be recorded with the deed. If this option is selected, the waiver agreement shall be due prior to issuance of Building Permits.